

EMERALD POINTE ON THE SOUND

Final Environmental Impact Statement

Prepared for:

City of Burien
15811 Ambaum Blvd. SW (Suite C)
Burien, Washington 98166-3066

Prepared by:

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June 2008

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FACT SHEET

Project Title

Emerald Pointe on the Sound

Project Description and Alternatives

The Proposed Action is a gated multi-family residential development with up to 200 condominium units, including a supporting clubhouse, with primary access from SW 136th Street in Burien. The Project site is bordered by a proposed western extension of SW 136th Street to the south and 12th Avenue SW to the east. Burien's Seahurst Park abuts the site to the west, and an existing multi-family residential development is located to the north. Buildings proposed for the development range from three to five stories in height. Currently, the Project site is undeveloped.

The Draft Environmental Impact Statement (DEIS) analyzed three land use alternatives. The action alternatives proposed for the Emerald Pointe on the Sound Project include Alternative 1, known as the "carrying capacity" alternative (because it was used to test the maximum feasible level of development on the site), providing 200 market-rate condominium dwelling units; and Alternative 2, which includes the construction of 178 market-rate condominium dwelling units (the Preferred Alternative). Residential units in both action alternatives would be contained within a number of multi-story buildings. A clubhouse building for residents of the development and an additional manager's residence would also be included. Steep slopes and other critical areas on the site were considered in determining the layout of the two action alternatives. In a third No Action Alternative, no new uses are proposed for the site and it would remain undeveloped.

This Final EIS (FEIS) contains revisions to the DEIS text where they are required in response to public comments on the DEIS or because of a clarification or correction by the City of Burien (City) or Applicant. The alternatives analyzed in the DEIS have not been modified, except that pedestrian access through the site to Seahurst Park has been modified under Alternative 2.

Project Location

13401 12th Avenue SW in Burien

Proponent

Nizar Sayani/Westmark Development Corporation

File Number

King County Project number ENV 95-04
Burien Project #PLA-06-0365

The Project was originally filed prior to City incorporation and is vested under certain specific King County planning and code requirements.

Date of Implementation	Construction is anticipated to begin in 2009
Lead Agency	City of Burien, Department of Community Development
City of Burien Responsible SEPA Official	Scott Greenberg, AICP, Director of Community Development City of Burien 15811 Ambaum Blvd. SW (Suite C) Burien, WA 98166
City of Burien Contact Person	Betsy Geller AHBL 1200 6 th Avenue, Suite 1620 Seattle, WA 98101-3123 (206) 267-2425 bgeller@ahbl.com
Required Permits	Building, Electrical, Plumbing, Mechanical, Clearing and Grading (as part of building permit, or separately if sought prior to building permit issuance), Right-of-Way, and Washington Department of Ecology Stormwater permits.
Authors and Principal Contributors	<p>EDAW, Inc. 815 Western Avenue, Suite 300 Seattle, WA 98104</p> <ul style="list-style-type: none">• <i>Overall SEPA coordination, Land Use, Public Services, Wetlands, and Critical Areas</i> <p>ESM Consulting Engineering 20021 120th Avenue NE, #103 Bothell, WA 98011-8203</p> <ul style="list-style-type: none">• <i>Grading, Water Quality, Water Supply, Stormwater, Utilities</i> <p>The Transpo Group 11730 118th Avenue NE, Suite 600 Kirkland, WA 98034</p> <ul style="list-style-type: none">• <i>Transportation and Parking</i> <p>PanGeo Incorporated 3414 NE 55th St. Seattle, WA 98105</p> <ul style="list-style-type: none">• <i>Earth and Geotechnical Engineering</i>

Prior Environmental Review	<p><i>June 19, 1991</i> – King County issued a SEPA DS on the Project, based on the completion of a SEPA Checklist</p> <p><i>August 17, 1996</i> – The City of Burien issued a SEPA DS for the Project based on review of the Applicant’s original SEPA Checklist</p> <p><i>August 21, 2007</i> – Emerald Pointe DEIS issued</p> <p><i>September 18, 2007</i> – Public Hearing on DEIS</p> <p><i>August 21 to October 5, 2007</i> – Public Comment Period on DEIS</p>
Date of FEIS Issuance	June 10, 2008
Type and Timing of Subsequent Environmental Review	This is a Project-level EIS. No further SEPA review is anticipated.
Location of Background Data	<p>Background data for this DEIS and FEIS are available at the following locations:</p> <ul style="list-style-type: none"> • EDAW, Inc., 815 Western Avenue, Suite 300, Seattle, WA 98104 • City of Burien, Department of Community Development, 15811 Ambaum Blvd SW, Burien, WA 98166 • AHBL, 1200 6th Avenue, Suite 1620, Seattle, WA 98101-3117 • R.W. Thorpe & Associates, 705 2nd Ave Ste 710, Seattle, WA 98107 <p>The following background documents are available for review:</p> <ul style="list-style-type: none"> • Terra Associates, Inc., Slope Stability Analysis (1990) • Beak Consultants Inc., Emerald Pointe Apartments Wildlife Technical Report (1991) • Terra Associates, Inc., Wetland Evaluation (1991) • Transportation Planning & Engineering, Emerald Pointe Apartments Project Traffic Impact Analysis (1992) • Raedeke Associates, Sensitive Species Assessment (1992) • Touma Engineers, Phase I Storm Drain Level I Report (2006) • The Riley Group, Inc., Stream Analysis (2005) • The Riley Group, Inc., Stream Analysis Addendum (2008)

**Cost to the Public
for Copy of FEIS**

Copies of the DEIS and FEIS are available for review at the following locations:

Burien City Hall
15811 Ambaum Blvd. SW (Suite C)
Burien, WA 98166

Burien Public Library
14700 6th Avenue SW
Burien, WA 98166

Burien Community Center
425 SW 144th Street
Burien, WA, 98166

Copies of the FEIS may be purchased for \$45.00 + tax per hard copy or \$14.00 + tax per CD and can be ordered/picked up at the following location:

Roadrunner Print & Copy
120 SW 153rd Street
Burien, WA 98166
Telephone: (206) 242-4042

**How to file an
appeal of this EIS**

Please refer to the applicable provisions of State law and the Burien Municipal Code for the requirements for an appeal. The City has concluded that State law and the Burien Municipal Code do not provide for an administrative appeal for the FEIS and that a judicial appeal will be governed by RCW 43.21C and WAC 197-11-680.

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ACRONYMS AND ABBREVIATIONS

ASL	above sea level
BMC	Burien Municipal Code
BMP	Best Management Practices
City	City of Burien
Corps	U.S. Army Corps of Engineers
County	King County government
CSA	Certificate of Sewer Availability
dbh	diameter at breast height
DEIS	Draft Environmental Impact Statement
DS	Determination of Significance
du	dwelling unit
EIS	Environmental Impact Statement
ESA	federal Endangered Species Act
FEIS	Final Environmental Impact Report
GMA	Growth Management Act
KCC	King County Code
LOS	level of service
MDNS	Mitigated Determination of Non-Significance
OFM	Office of Finance and Management
RCW	Revised Code of Washington
ROW	right-of-way
RS	Residential Single-Family Zone
SEPA	State Environmental Policy Act
SR	state route
SWPPP	Storm Water Pollution Prevention Plan
SWSSD	Southwest Suburban Sewer District
TES	Threatened, Endangered, and Sensitive
TESC	temporary erosion and sediment control plan
TIR	Technical Information Report
USFWS	U.S. Fish and Wildlife Service
WAC	Washington Administrative Code
WDFW	Washington Department of Fish and Wildlife
WRIA	Watershed Resource Inventory Area

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